

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Diane Mercado aka Diane M Brown
Edgardo Mercado-Luciano aka Edgardo
Mercado Luciano, aka Edgardo Mercado
Debtor(s)

CHAPTER 7

PENNSYLVANIA HOUSING FINANCE AGENCY
Movant

NO. 18-13027 elf

vs.

11 U.S.C. Section 362

Diane Mercado aka Diane M Brown
Edgardo Mercado-Luciano aka Edgardo Mercado
Luciano, aka Edgardo Mercado
Debtor(s)

Lynn E. Feldman Esq.

Trustee

ORDER

AND NOW, this 27th day of June, 2018 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay, as provided 11 U.S.C. Section 362 is modified with respect to the subject premises located at 4225 Orchard Street, Philadelphia, PA 19124 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**